



**ARSENAL**  
RESIDENCE

ALL OF TBILISI  
IN THE PALM OF YOUR HAND





## About the project

- Arsenal Residence is one of the city's outstanding residential and investment projects, located in Old Tbilisi, in Avlabari, near the Holy Trinity Cathedral (Sameba).
- With its architecture and the authentic, calm yet dynamic atmosphere characteristic of Old Tbilisi, the neighborhood is sure to appeal to those who choose an apartment based on more than just its physical features.
- Arsenal Residence is a multifunctional project. It is a quarter where people will live and work - people for whom the emotions created by their living and working environment truly matter.

# General information

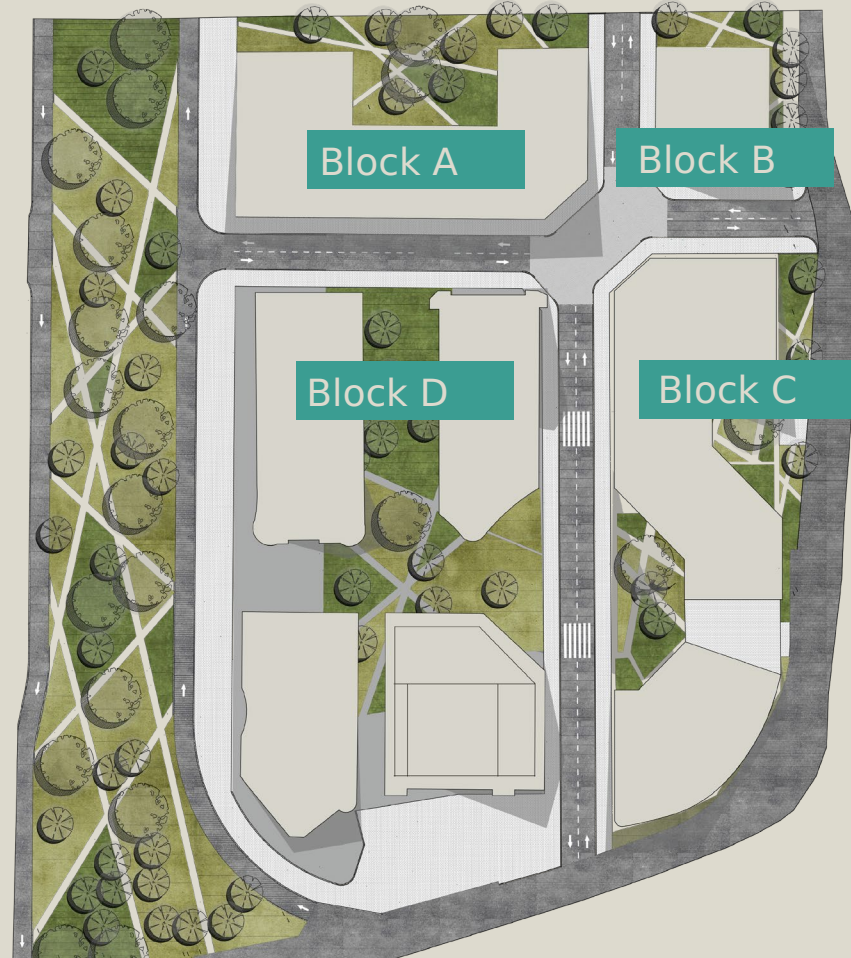
The complex spans 2.5 hectares

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The project comprises 6 residential blocks.

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The quarter includes a 170 m boulevard



Children's playgrounds and recreation areas are provided within the quarter

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An underground parking facility with 500 spaces is provided within the quarter

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Office and commercial spaces are provided within the project

Construction of Blocks A and B is complete



Construction of Block C will be completed by the end of 2026





Multifunctional quarter - completion: end of 2027

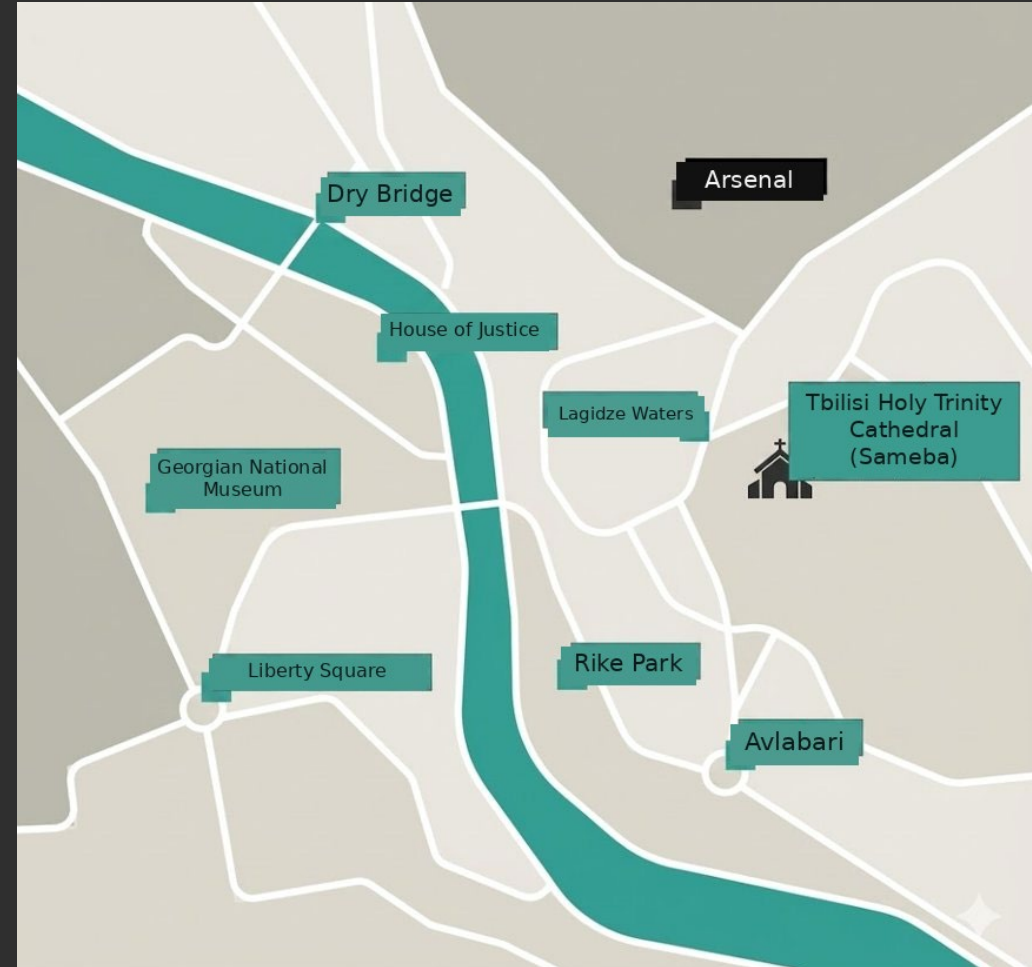
To learn more about the apartments, follow the [link](#)

What distinguishes us

## Location

The Arsenal Residence complex is located in one of the oldest and most colorful districts of Tbilisi - Avlabari, near the Holy Trinity Cathedral (Sameba). Just a few minutes away from the complex are several notable landmarks and locations, including:

- |                                   |   |   |
|-----------------------------------|---|---|
|                                   |  |  |
| ▪ Holy Trinity Cathedral (Sameba) | 2 minutes   | ( 650 M )   |
| ▪ Government Quarter              | 1 minutes   | ( 200 M )   |
| ▪ Presidential Palace             | 3 minutes   | ( 900 M )   |
| ▪ Avlabari Square                 | 5 minutes   | ( 1.2 KM )  |
| ▪ Baratashvili Bridge             | 6 minutes   | ( 2 KM )  |
| ▪ Saarbrücken Square              | 6 minutes   | ( 2.3 KM )  |
| ▪ House of Justice                | 6 minutes   | ( 2.4 KM )  |
| ▪ Liberty Square                  | 7 minutes   | ( 2.7 KM )  |



What distinguishes us

## Panorama



Aresnal  
Residence

ALL OF TBILISI IN THE PALM OF YOUR HAND

The project is located on Aresnal Hill, one of the highest points in the city, offering unique views of the Holy Trinity Cathedral (Sameba), Mtatsminda, Narikala, and Old Tbilisi.



What distinguishes us

## RECREATION

Arsenal Residence stands out for its unique 170-meter-long boulevard, covering an area of 5,000 sq. m. The green zone offers cozy spaces for relaxation, children's playgrounds, a squash / padel tennis court, and a basketball court. The inner courtyards of the residential buildings are also designed as full-fledged recreation areas. In terms of temperature, Arsenal Hill differs noticeably from other districts of Tbilisi. It is the most ecologically clean spot in the city. Up to 500 trees of various species will be planted across the grounds.

What distinguishes us

## MULTIFUNCTIONAL ENVIRONMENT

In addition to the residential spaces, the complex includes additional areas designed for the residents' maximum comfort:

- Office spaces and coworking areas
- Swimming pool, spa, and fitness center
- Café, restaurant, and lounge area
- Pharmacy, supermarket, and bank



What distinguishes us

## A CAR-FREE SPACE

The underground floors of the buildings feature a two-level parking facility with 500 spaces, divided into separate parking zones for residents and guests. Access to the parking will be controlled by a smart barrier with an automatic license plate recognition system, reliably protecting the parking area from unauthorized vehicles.

The parking area will also feature electric vehicle charging stations and a car wash.



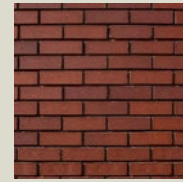
What distinguishes us

## ARCHITECTURAL STYLE

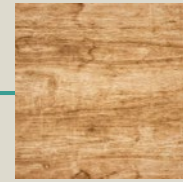
Arsenal Residence is a unique project in terms of both its architectural concept and its execution. It perfectly blends modern trends with the authentic character of Tbilisi's old districts.

The complex features low-rise construction (5-6 floors) with cozy inner streets, spacious courtyards, and green squares.

The building facades will be clad in natural materials. The finishes will incorporate antique split-face facade brick, wood, and metal, while the balcony railings will use durable tempered laminated glass (triplex).



Brick



Wood



Metal



# APARTMENT HANDOVER CONDITIONS

## premium white-box condition:

- Aluminum doors and windows installed along the building's exterior perimeter;
- Metal entrance door to the apartment with a smart lock;
- Walls along the apartment's interior perimeter built from blocks and plastered;
- Finished floor screed;
- Inter-apartment walls with sound and heat insulation. Pumice blocks and sound-absorbing panels are used. The "VIBRA FLOOR" insulation system will be applied to the floor, providing residents with a quiet and comfortable living environment;
- Electrical points wired and installed;
- Water supply and sewage risers connected to the wet points in the apartment;
- Water and electricity meters installed;
- Unified centralized heating system;
- Fully tiled balconies;
- Intercom system.



**SMART DOORS** – The project will feature smart doors. Arsenal Residence offers its residents premium-class entrance doors that will be seamlessly integrated into the unified design of the building entrances. To ensure maximum comfort for residents, the doors will be equipped with an intelligent access control system.



**ELEVATORS** – Arsenal Residence will be equipped with premium-class elevators from the European brand OTIS, designed by the designers of the PORSCHE brand. These elevators will provide residents with completely silent and comfortable movement. The elevator design will match the unified style of the complex's halls and entrances.



**WINDOWS** – The project uses aluminum doors and windows made from high-quality European materials with double glazing, ensuring high thermal and energy efficiency of the apartments. The penthouses will feature floor-to-ceiling windows with a sliding system.



# CARE FOR RESIDENTS AND THE COMPLEX

## Comfort and Security

- 24-hour security service;
- Video surveillance cameras;
- Cleaning of entrances, elevators, and inner courtyards;
- Maintenance of green spaces;
- Concierge service.



# PAYMENT TERMS

## INTERNAL INSTALLMENT PLAN

- Down payment – 20% Interest-free
- internal installment plan in Block C

## PARTNER BANK



- When purchasing an apartment in the completed blocks, you can use a mortgage loan from any bank.



[WWW.AR.GE](http://WWW.AR.GE)

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